



**REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION
GEORGE A. PUREFOY MUNICIPAL CENTER
COUNCIL CHAMBERS
6101 FRISCO SQUARE BLVD.
FRISCO, TEXAS 75034**

6:30 PM

TUESDAY, MAY 12, 2009

MINUTES

CALL TO ORDER

Chairman	Dave Wilcox	Present
Vice Chairman	Christopher Moss	Absent
Secretary	Bryan Johnson	Present
Commissioner	Stephen Hulsey	Present
Commissioner	Clint Richardson	Present
Commissioner	Will Russell	Absent
Commissioner	Jeff Trykoski	Present

1. Roll Call

Chairman Dave Wilcox called the meeting to order at 6:30 p.m.

Staff present: John Lettelleir, Director of Development Services; Scott Ingalls, Development Coordinator; Michael Walker, Sr. Planner; Ross Culbertson, Planner; Courtney Kuykendall, City Attorney; Lori Chapin, Sr. Civil Engineer; Joel Fitts, Sr. Traffic Engineer; Paul Siebert, Deputy Chief; Mack Borchardt, Fire Chief; John Gillette, Fire Marshall; and Kristen Johnson, Administrative Assistant.

APPROVAL OF MINUTES

2. Consider and act upon approval of minutes of the Planning & Zoning meeting on April 28, 2009.
Commissioner Hulsey moved to approve the minutes. Commissioner Johnson seconded the motion. Motion carries. Vote: 5-0. Minutes approved.
3. Introduction of John Gillette as the City's new Fire Marshal.
Mack Borchardt provided a brief

PUBLIC HEARINGS

4. **Public Hearing - Site Plan & Replat:** Frisco I.S.D. Addition, Block A, Lot 1, (SPRP09-0003) Frisco Agriculture Barn
Owner(s): Frisco I.S.D.
An agriculture barn on one lot on 75.0± acres, on the east side of First Street, 1,200± feet north of Walnut Street. Zoned Single Family-5. Neighborhood #11 RC.
Ross Culbertson reviewed staff comments with the Commission and recommended approval.
Commissioner Richardson moved to open the public hearing. Commissioner Trykoski seconded the motion. Motion carries. Vote: 5-0.
Commissioner Richardson moved to accept the applicant's waiver of their right to action within 30 days and to table the item and continue the public hearing to the May 26, 2009 meeting. Commissioner Trykoski seconded the motion. Motion carries. Vote: 4-0. Item tabled.
5. **Public Hearing - Zoning Case (Z09-0003):** Main Place
Owner(s): Zarky Development, LLC
A request to rezone 122.7± acres on the southwest corner of Main Street and the Dallas North Tollway from Planned Development-173-Retail/Office-2/Townhome/Multifamily-1 and Industrial to Planned Development-Mixed-Use. Neighborhood #40. MW
Mike Walker reviewed staff comments with the Commission and recommended approval subject to the development standards and conditions. He also reviewed a change to the development standards.
Commissioner Trykoski moved to open the public hearing. Commissioner Hulsey seconded the motion. Motion carries. Vote: 5-0.
Speaking for: Chris Curry, TPMC
Speaking against: None.
There being no one else to speak Commissioner Trykoski moved to close the public hearing. Commissioner Hulsey seconded the motion. Motion carries. Vote: 5-0.
Following review and discussion, Commissioner Trykoski moved to approve with changes. Commissioner Johnson seconded the motion. Motion carries.

Vote: 5-0. Item approved.

GENERAL INFORMATION

6. Update on the results of the May 5, 2009 City Council meeting.
Scott Ingalls updated the commission on the results from the May 5, 2009 City Council meeting.
7. Sustainability Presentation Series wrap up. JL
Presentation postponed to May 26, 2009 Planning & Zoning meeting.
8. Scheduling of future Discussion Items.
There were no discussion items to add to a future agenda.
9. Subdivision Ordinance Update
John Lettelleir provided a brief update on the progress of the Subdivision Ordinance Update.

ADJOURN

There being no further business, Commissioner Johnson moved to adjourn the meeting at 7:11 p.m. Commissioner Hulsey seconded the motion. Motion carries. Vote: 5-0. Meeting adjourned.

Dave Wilcox, Chairperson

Bryan Johnson, Secretary